

***Village of Barrington  
Plan Commission  
Minutes***

Date: April 13, 2004

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chair  
Curt Larsen, Vice Chair  
Steve Morrissey  
Bhagwant Sidhu  
Harry Burroughs

Staff Members: Jeff O'Brien, Acting Senior Planner  
Erin Emerick, Recording Secretary

***Call to Order***

Ms. Bush called the meeting to order at 7:00 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, absent; Harry Burroughs, present; Steve Mack, absent; John Rometty, absent; Steve Morrissey, present.

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the petitions and the procedure. She announced that they would handle the Zoning Ordinance Text Amendment first.

***New Business***

**PC 04-01 Zoning Ordinance Text Amendment Re: Fee-in-Lieu**

Mr. O'Brien stated that in 2001 when the Zoning Ordinance was passed there was a provision in the parking regulations (Chapter 4, Part 2) about fee-in-lieu. At that time parking spaces were subject to rules and regulations set up by the Board of Trustees. Staff consulted with the Village attorney and they decided that this text amendment was the best solution. The Board of Trustees initiated the text amendment on February 9, 2004. The amendment will set up a process to allow petitioners to pay fee-in-lieu of parking spaces in B-4 District and B-1 District. They can either seek a variation in accordance with the Zoning Ordinance or seek an exception as part of a planned development. Mr. O'Brien said that Staff determined fee should be \$10,000 per parking space. Since businesses aren't guaranteed a spot, the fee is lowered from what it was before. Staff recommends approval of amendment, which will go into Chapter 4, Part 2, Section 4.10-6 of the Village of Barrington Zoning Ordinance.

Mr. Burroughs asked if they have considered any kind of limit. Can they not have any parking and pay the fee?

Mr. O'Brien said that this will be part of the variation process. The Village will have more control over how much parking will be provided and it will be looked at on a case-by-case basis.

*Mr. Larsen moved to approve PC 04-01 Zoning Ordinance Text Amendment as described by Staff. Mr. Burroughs seconded. Roll Call Vote: Burroughs- yes, Larsen- yes, Morrissey- yes, Bush- yes. Motion carries, 4-0.*

**PC 03-09 Barrington Bank and Trust Company (Planned Development)- 201 South Hough Street**

Ms. Bush swore in all petitioners and members of the public who would be speaking on petition at this meeting.

Mr. William Graft, attorney, Graft, Jordan and Curtis

Mr. Graft stated that he has represented the Bank since they came to Barrington. They have “over-notified” neighbors of property (within 500 feet). Mr. Graft gave the affidavit to Staff.

Ms. Bush asked if they have made an effort to meet with the neighbors and when they have done so.

Mr. Graft said they had 2 neighborhood meetings and they also notified the Village. Signs were posted on or around March 25 and the Village published a notice on March 29 in the Daily Herald newspaper. The petitioners sent letters to neighboring property owners on March 25. Mr. Graft introduced the project team:

Mr. Brad Stetson, President and CEO of Barrington Bank and Trust Company

Mr. John Stickney, Executive Vice President of Barrington Bank and Trust Company

Mr. Charles Reisterer, architect, Grund and Reisterer

Mr. Charlie Crump, landscaping architect

Mr. Jim Petersen, historical preservation architect

Mr. Tom McCay, Jr., civil engineer

Luay Aboona, Steve Hobany

Mr. Graft gave some background on the bank, stating it has personal and commercial banking and has been around for 7-8 years. He said it started at 202 S. Cook, where there are currently still some departments of the bank (non-commercial loans). Stated it is locally controlled and managed. Mr. Graft said the Bank is approaching \$550 million of assets at this location. Officers and employees of Bank are part of the community.

Mr. Graft stated that the project is an expansion of the Bank’s campus in downtown. It is on the Northeast corner of Lake and Hough St. direction South of the main banking facility. The new facility will house the commercial lending department and some back office functions. Bank employees will be moved into the new building. The current Bank building was built on an obsolete filling station, a site which the Bank cleaned up. Mr. Reisterer designed the old Bank building. The new building is approximately 17,500 square feet- 1 story below grade, 2 stories above. Mr. Graft stated that it will free up existing bank facility space at 202 S. Cook, which can be used for something else (subleased). A centralized banking campus is the vision of the project. It will continue the Main St. character. Mr. Graft stated that the petitioners met with Staff about a year ago and there were concerns about losing some of the established businesses downtown. Mr. Stetson and Mr. Stickney have helped transitions for businesses that moved (Phillip’s Menswear and Bronco Jacks). Stated that they had preliminary meeting with ARC and will meet with the ARC on Thursday and will have a formal hearing with the ARC soon. Stated that Mr. Petersen was unable to be at preliminary meeting.

Mr. Graft stated that tonight they are requesting:

- 1) Approval and recommendation of the site plan
- 2) Approval of the special use and planned development ordinance which would amend and expand the existing special use- ordinance 96-2639
- 3) Requesting map amendment to change underlying zoning of 303 S Hough St.
- 4) Approval of a plat of subdivision that will associate the various lots that make up this Bank campus- consolidate those into one lot.
- 5) Minor exceptions for the parking requirements-

- a. minimum width is approx 40%, Zoning Ordinance requires minimum building width of 80%- Village Staff supports that exception.
  - b. Staff says 96 parking spaces are required, requesting exception for proposal of 81 spaces. Notes that Staff supports this exception. From policy perspective the fee-in-lieu is good. Stated that some businesses provide no off-street parking; they want to help community. Does not think that they even need the 81 spaces. Will clear up an employee count issue later.
- 6) Requesting dialogue with PC about eliminating Bronco Jacks and Phillip's Menswear buildings. Mr. Peterson will address this.

Mr. Reisterer, Grund and Reister Architects

Stated that proposed new building is at Northeast corner of S Hough and Lake St. It is situated South and perpendicular to existing building, creating centralized building campus and pleasing streetscape. New parking lot is East of building and will connect to existing parking lot to North. Auxiliary parking lot is located across Lake Street and meets required parking requirements of bank as well as community parking for the Village's retail, park, and school patrons. Charlie Crump will address landscaping. Existing concrete retaining wall that runs east and west will be removed, existing retaining wall that runs North and South will be extended further South with detailing, lighting and railings. Existing trash enclosure and stairs at midpoint will remain. Wood garden fencing will be added on South and West sides of project, as well as on North and West sides of auxiliary parking lot. Exterior lighting decorative light fixtures, flanking building entrances, matching existing light fixtures. Retaining wall lighting will be historically approved. Lighting meets village ordinance requirements. Building is 2 stories, symmetrically rectangular in plan, with projecting bays to the center of each side and pigmented to the East and West. North and South sides have projecting bays with balustrades which match existing building. The building is detailed with traditional corner boards, but without Tuscan columns, to simplify exterior and set off original building. To match existing, silk boards, architraves and cornices are provided around first floor true divided light windows and serve as cover pieces. Also on second floor, but without cornicing, sit tight underneath main entablature. The eaves will have a deep overhang with support from projecting brackets. The roof is shingled with concealed gutter behind the cornice. The building is poured in place concrete foundation walls with structural steel and concrete plank structural system. It will have a limestone base and detailing to match existing and hardy plank siding to minimize maintenance of structure. Corner turret will serve as gathering space and serve at gateway to Village of Barrington.

Mr. Larsen asked about the North elevation- said he as 2 North elevation and one shows windows and one shows something else.

Mr. Reisterer said the second one is inside the building.

Mr. Crump, DLK Architecture

Stated that he has worked with Bank before. One of the major differences in expansion from existing is that there is a little more area for green. Working with Chuck on architecture- push building back at least a foot, they can get a double row of planting, rather than just single- multi-layered effect. Thinks that this intricate foundation planning along Hough is good thing. Notion behind project is that this is a campus- they are bringing green into center of campus to soften site. He has felt that there is Barrington landscape which is largely composed of native shrubs and flowering perennials that are indigenous to this region- they like to use this. Stated there is certain color of siding (off-white) and they thought about colors of bloom and leaf against this backdrop. Parking lot was tough- wanted to buffer and screen visually but did not go for green necklace- went for taller material and layering with smaller shrubs, etc. Showed details on plan. The parking lot wanted to be united as part of campus- landscaping will help this. Sidewalk is proposed so that people can go to park from parking lot. Stated that there is problem with some trees on Lake St- they have been damaged. They will replace these with a native species. Showed on other side there are 2 extremely large trees that are at end of lifespan- they believe these should also be replaced. There is a tree in the middle where driveway is proposed- that tree will also be removed. Trees on historic front line will remain. Planting along Northern edge of Memorial Park- they took lead from that and worked around some of the gaps. Mr. Crump stated that they are working on streetscape in accordance

with what already exists downtown. Stated he did not work on first bank but was able to work on Hoffman Estates Community Bank- feels privileged to be working on this site.

Mr. Graft introduced Steve Hobany to talk about the fiscal impact study. Stated this building is in TIF District and Bank isn't asking for any of this money.

Mr. Steve Hobany, President of Strategy Planning Associates

Mr. Hobany stated that they looked at economic and development impact of the proposal. The nature of suburban downtown has shifted over the years; the businesses that have survived have provided core retail district. Around downtown other uses have shifted to service, office and residential uses. Bank complex is strong service and office core surrounding the retail and they are mutually supportive. He thinks that Bank has positive effect because it is difficult to bring pedestrian traffic out this far, so this helps downtown. Mentions that in trip chaining, Bank is destination- supports the retail. Economic impact is positive- city gets \$9,000 off this asset annually from property tax, etc. This project is removing a house and is removing the demand of one more school child. TIF District- approximately 30% of money that is now going to taxes is going to go back to underlying districts. What is happening here is that the new bank building will generate a TIF increment of \$83,900. To entice someone to move in, you have to give them incentives- in this use there is no cost.

Mr. Graft said that Staff said they met all special use and planned development requirements. Would like to incorporate the project description and Staff recommendations into plan. Does not think there are any issues with Staff- they agree with Staff.

Mr. O'Brien said that the Staff Report is dated today.

Mr. Graft said that there may be slight discrepancy on an issue. There are 46 current employees and they cannot fit any more into existing building; after 5 years in expanded campus would have net new employee count of 19 new employees. Bank's position is that this Bank has been net provider of parking from time it was developed. The space they are occupying (5,000 square feet at 202 S Cook) will be vacated by Bank and those employees will move to new building. 202 S Cook will be given over to retail space, which Bank has improved architecturally.

Ms. Bush asked how many parking spaces will be on new site.

Mr. Graft said 81.

Ms. Bush asked if all employees will be parking on site.

Mr. Graft said that many of their employees will take the train.

Ms. Bush asked about how many employees (of the 64 estimated) will be parking on lot.

Mr. Graft said about 60.

Ms. Bush stated that would mean that there would be 21 customer parking spaces.

Mr. Graft said there have never been problems with parking at Bank. There will be auxiliary parking lot and there will be spots on new lot also. Stated that they have Mr. Aboona to answer questions about this.

Mr. Aboona, traffic engineer

Stated that from traffic standpoint, this project will be generating minimal amount of traffic- will not require roadway improvements. Proposal as you see it will be enhancement to Bank access. Calculated parking based on Village requirements- would be 58 spaces. When you add that to existing parking requirements (23 spaces) that comes out to 81 spaces- that is what they are proposing. They also did parking surveys to get feel for demand- they came up with 74 spaces needed.

Ms. Bush asked about 57 spaces on this particular site. Additional spaces are located North of Village Hall and are all employee parking.

Mr. Aboona said that is correct.

Ms. Bush stated that she had some concerns about Lake Street- on busy day it is parked on both sides and is barely passable by 2 cars.

Mr. Aboona said it slows down traffic, which is not necessarily bad.

Ms. Bush said there is ingress and egress on both sides of street- how are they going to navigate that around cars that are parked right up to curb cuts.

Mr. Aboona said one suggestion that Village consultant had was to eliminate parking along Lake St as you approach Hough St and even at Station St for 30 or 40 feet to increase capacity as you approach Lake St and Station St. They feel it will enhance traffic and improve site lines.

Ms. Bush asked him to show on the drawing how far 30 feet would be.

Mr. Aboona indicated 30 feet on the drawing.

Ms. Bush said that doesn't help someone turning out of parking lot.

Mr. Aboona said they can restrict parking within a certain distance which would improve triangle. They can also look at eliminating parking between Hough St and the driveways.

Ms. Bush said that is probably a net loss of 6 to 8 cars.

Mr. Aboona said it is not park-able right now because there are driveways, so there is no net loss.

Mr. James Peterson, President of Hasbrouck, Peterson, Zimoch, Sirirattumrong Stated that his original reaction to taking down some of the buildings down was that it made him uneasy, but he agreed to look at it. He said he spent a few hours looking at 3 buildings and getting feel for context and surroundings- he concluded that in this situation the interest of preservation would not be harmed by taking these buildings down, historic overlay district would not be harmed. 303 S Hough St is most important matter- 2 story structure- residential and some business occupancy. Said it is not in good condition and that it has had a number of changes made to it from its original condition, such as the windows and the porch. Stated that the sighting of that building is different now from when it was historically, does not think it is contributing structure. This building is peninsula of historic district, connected by narrow thread to rear- his thoughts are that it is not contributing at all to that district. If it is not taken down, it will continue to fall into disrepair. His thoughts are that the downtown area is better served by allowing these buildings to be taken down. Asked what people are comfortable with- in this situation, thinks that people will be comfortable with change.

Mr. Graft said for the record he would like to incorporate Mr. Peterson's letter, which is his own work. Asked Mr. Peterson if he was familiar with the historic overlay district's standards.

Mr. Petersen said yes, and that is what he used to evaluate situation.

Mr. Graft stated that because something is old does not mean that it is a contributing structure.

Mr. Peterson said historic preservation sometimes gets confused with saving all old buildings. He thinks that the building must be looked at carefully for intrinsic value and contribution to area.

Mr. Graft said section 9.8 of Barrington Village Ordinance- asked Mr. Petersen if his testimony follows this ordinance.

Mr. Peterson said yes.

Mr. Graft asked Mr. Peterson if the only factor 303 S Hough St meets is that it is more than 50 years old.

Mr. Peterson said yes, that is the only one factor of the ordinance it meets.

Mr. Graft asked if the building could be relocated, would that be a good option.

Mr. Peterson said yes, that might work, if it was economically logical. Said economically it does not make sense to save this building.

Mr. Graft stated that they told ARC that Bank has 2 offers out to individuals to give them the house if they want to move it.

Ms. Bush asked about Mr. Peterson's letter- how did this house go from contributing to non-contributing?

Mr. Peterson said that the church burned down, so before it was only contextually significant.

Ms. Bush said she disagrees.

Mr. Morrissey said last week ARC determined that the structure was contributing- did they offer any information that differed from what Mr. Peterson said?

Mr. Graft said that no details were gone into. It was only a preliminary discussion. Mr. Peterson was not there and he felt hampered by that; there has not been opportunity for formal hearing. The petitioners feel that Mr. Peterson's testimony is quite compelling.

Ms. Bush said her concern is that there was house that was in terrible disrepair on Applebee Street and someone has redone house and it is now lovely. She lives in house that was transferred across town, knows that it can be done.

Mr. Peterson said yes it can be done, not sure if it can be done on the home at 303 South Hough St.

Mr. Burroughs said his concern is that even though they say it is isolated, it is corner of division between commercial area and residential area- he would hate to give away corner and feel like commercial area is invading residential area.

Mr. Petersen said that the way he looks at it is that it is not taking away corner. In order to have historic overlay district you have to have a critical mass that is identified as a mass. There are standards associated with historic districts that establish proximity and does not see that existing at this time in this situation.

Mr. Larsen stated that he agrees with Mr. Burroughs that this house is buffer for the park. Brought up the issue of the parking lot adjacent to building just behind it- that lot was temporary situation for Village of Barrington, now that is for sale and is zoned residential. That will be built upon. Would add to continuity for that corner to be all residential.

Mr. Peterson said that if this house could be moved over to that lot, it would be ideal situation.

Mr. Larsen said there is also encroachment issue of B-4 District; does not find this to be acceptable solution.

Ms. Bush agrees with Mr. Peterson about Bronco Jack's building. Respectfully disagrees about other building at 303 S Hough.

Mr. Larsen said Ms. Bush's comments about home on Applebee St are relevant.

Mr. Graft said that when Village wanted that parking lot it violated code, but it was temporary. The petitioners are trying to do it permanently, but they are trying to do it in a way that is good for Village. By providing rezoning of this small lot and PUD Overlay, you protect it from being anything other than what it is when you propose it. Thinks that off-street parking for Memorial Park is great benefit- it is unfortunate that house must be moved or demolished. Mass of church, there was also 3-story office building on corner. This project is moving commercial district one block north. The Bank purchased this house at great expense but thought it was best way to do project. They want their parking to be convenient to all users in downtown area.

Ms. Bush asked if Bank is owner of the 303 South Hough Street property.

Mr. Graft said the bank is the contract purchaser. If this project goes forward, there are environmental issues that Bank will clean up on the properties. Said the bank performed remediation on other site also at Bank's cost. Stated that only way the property is going to be cleaned up is if Bank does it. They are in B-4 District, which is broad and provides for a lot of permitted uses, such as restaurants that generate traffic, fumes, etc.; thinks that Bank is low-impact use and they think the Village Staff agrees with that. The only questionable part of proposal is house on 303 S Hough St, but this is only way to get benefits of project.

Mr. Larsen said that he is for keeping all parking on the site and not expanding across Lake St. His suggestion is that engineers consider the possibility of doing deck parking structure on East side of building. There is lane configuration that adapts to that type of parking; Village has considered this type of parking before. Have a flat level on top and be able to go underneath also. Said this will probably be part of his recommendation to the commission. Upper level would be access to Lake St and bottom level would be ingress and egress into existing parking area of existing bank; that would give 26 additional spaces would be addition of 8 over parking lot across Lake St. It would be roughly 89 spaces. He thinks it would give better configuration for parking on site.

Mr. Graft said they did consider that, but Bank had concerns about safety issues. Stated that they did some informal checking with customers and they had safety concerns.

Ms. Bush asked if they could just have employee parking down there.

Mr. Larsen said they have same issues with Cook St Plaza with parking underground with retail and condominium owners, so they are providing security officers and also video. Thinks that the safety issue is there in all cases and it can be dealt with. A parking garage would condense the parking and would provide better situation.

Mr. Graft said that they studied it and in Barrington did not feel comfortable being the first one. If the Village wants to build first deck in Barrington on the Bank's land they are offering it for free.

Mr. Larsen thinks this could be precedent-setter for Bank, as opposed to waiting for Village.

Mr. Burroughs said as safety issue, thinks that crossing Lake St is also dangerous.

Mr. Graft said the Bank is contract purchaser of 303 S Hough St. He stated that he does not have the dates of the neighborhood meetings, will get dates to them later. They sent 70 notices out, did it twice, and went 800 feet out on Lake St. They had total at both meetings of 4 neighbors attending- 3 out of 4 were in favor.

Mr. Larsen said the project summary is one of the best he's ever seen.

Mr. Graft said that Tom Jordan wrote it and he will pass on the compliment.

Mr. O'Brien said he knows there were 2 meetings in February and Village was invited both times but had conflicts.

Mr. Brad Stetson, President and CEO of Barrington Bank and Trust

Mr. Stetson said they did look at parking deck idea, but as president, he has true concern for safety of employees and customers. Because they are financial institution, he has concern with people going to underground deck. It would probably require some kind of entrance into building also which would be another security issue. Said that lot across Lake St would have a lot of space for retail parking around downtown. Said there are also issues in structure of deck and load requirements; they are trying to look at specific uses of businesses in Village.

Ms. Bush opened public comment.

Mr. Jim Herrlin, 303 S Hough St.

Stated that board was talking about condition of building. He favors plan because it would be extremely expensive to redo that building; he would have trouble fixing up house. He is glad to see this development take place.

Ms. Bush asked if board wanted to deliberate tonight or wanted more time.

Mr. Larsen said he would like more time and would also like input from ARC.

Ms. Bush asked Mr. O'Brien if this was possibility.

Mr. O'Brien said they would have to continue this to May 11, and he would hope that ARC would be ready for public hearing by that time and also ready to make recommendation.

Mr. Graft said that this was publicly noticed meeting; asked if it would it be possible to close testimony, which keeps Bank from having to have all their experts back at next meeting.

Ms. Bush said that would be fine.

Mr. Morrissey said that within construction schedule approval process would be 22 weeks- where does that leave us?

Mr. Graft said he thinks they are right on schedule.

Mr. O'Brien said that the thinks they might be a little ahead of schedule.

Mr. Graft stated that ARC is having a special meeting for them on Thursday, which they appreciate.

Mr. Larsen reminded petitioners to take a look at the double-deck parking.

Mr. O'Brien asked if they would like to wait to May 11 for the Staff Report.

*Mr. Morrissey moved to continue to May 11. Mr. Burroughs seconded. Voice vote recorded all ayes.*

### ***Approval of Minutes***

*March 23, 2004*

Mr. Larsen said that he had some changes. On page 1, "Common address is 0 Grove Ave." Page 2- second paragraph, "they are within reasons of village requirements"- not sure what that means. Also in that paragraph, "lower level" spelling correction. Same paragraph- "intermediary." Page 3- spelling of name of



park corrected (Mr. Mack's and Mr. Harris's comments). Page 5- bottom- "eloquent" changed to "elegant." Page 6- "in-grass" changed to "ingress." Building "E" should be building "D." Page 7- spelling of Joe Connoley's name. 500 year "range" changed to "rain."

*Mr. Larsen moved to approve with corrections. Mr. Burroughs seconded. Voice vote recorded all ayes.*

***Planner's Report***

Mr. O'Brien introduced Paul Evans, new member to Village of Barrington planning staff. Also mentioned that there are 3 cases on next PC agenda, 2 of which are Village-initiated. The other is Cook St Plaza subdivision. May 17 there will be committee of the whole meeting.

***Adjournment***

Mr. Larsen moved to adjourn the meeting. Mr. Burroughs seconded the motion. Voice vote recorded all Ayes. The motion carried. The meeting was adjourned at approximately 9:00 p.m.

Respectfully submitted,

Erin Emerick, Recording Secretary

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Anna Bush, Chairperson  
Plan Commission